

Draft Minutes

SUTTONS BAY TOWNSHIP

REGULAR PLANNING COMMISSION MEETING – August 3, 2021

CALL TO ORDER

Dennis Rathnaw, Chair, called the Suttons Bay Township Planning Commission Meeting to order on Tuesday, August 3, 2021 at the Suttons Bay Fire Department, 201 N. St Marys Street in Suttons Bay Township, Michigan. The meeting was held in person with zoom attendance.

ROLL CALL - Quorum Present

Present: Dennis Rathnaw, Chair, Tom Nixon, Doug Periard, Don Gregory, Andy Brandt

Absent: Amy Coleman, Rhoda Johnson, Susan Odom and Dee McClure.

Staff Present: Steve Patmore, Mathew Cooke

Approval of the Agenda

Andy Brandt/moved, Don Gregory/supported, to approve the agenda as submitted, PASSED.

Approval of the Minutes

Tom Nixon/moved, Andy Brandt/supported, to approve the July 6, 2021 Minutes as amended PASSED.

Public Comment

None.

Conflict of Interest

None.

Items of Discussion/Consideration

Zoning Ordinance Overhaul Project

The Chair stated he had met with Steve Patmore and Mathew Cooke to discuss the special event language. He noted that they had three options. 1) Keep Special Events in the Ag district and modify it; 2) Limit special events to breweries and wineries; or 3) remove it entirely.

Mathew stated that they looked at having events end at 10:00 p.m., adding an event management plan. They also discussed providing for a temporary (probationary) permitting process and allowing the applicant to come back to the commission after a year. Steve added that we would need to check with the attorney to see if a probationary period is allowed.

Commission Discussion:

Commission members stated that they felt the webinar series was very helpful. The commission members also discussed the following:

- Where should special events be allowed. If they are to be allowed in the agriculture district, should they support agriculture activities.
- How do we find a good balance and be a good steward of the land—by supporting tourism as well as staving off development.
- Should a commercial farm be defined by something other than a monetary amount of revenue. Does GAAMP provide language to use.
- Should the commission remove the amendment regarding new buildings. Should the zoning ordinance allow for new builds as long as the new construction is primary to agricultural use and secondary to an event. Should the new building be located as far as possible from the property lines.
- Should the language require the applicant to provide an event management plan that takes into consideration all the concerns/conditions that are usually discussed such as: provide a sound management plan, an event traffic plan, a catering plan etc. This way when the applicant brings in the site plan it is a smooth process for both the commission members and the applicant.
- Should the applicant reside on the property or have an event manager on site.
- Should the language exempt events of 60 or less. Should there be a list of those core events that require a permit and those peripheral events that may not.

Steve will check with the attorney to see if a “probationary” permit is allowed.

2. Schedule of Status of Project.

Commission members would like to see a full draft of the Ordinance once the special events language is drafted. Don Gregory would like the commission do a final review of the Zoning land use map.

REPORTS:

Zoning Administrator - Written report submitted. Steve added that the application for an appeal was received from Leelanau Watersports.

Planner - No further items to report.

Township Board - The PILOT for Vineyard View Apartments was approved at the Township

Board level. Coronavirus Local Fiscal Recovery funds have been applied for and the Township Board is seeking community members for boards and commissions.

Chair Comments: Dennis asked that the commission members review the 4th recording of the Farm Webinar as it focuses on special events.

Commissioner Comments - None

Public Comment - None.

Next meeting Agenda – September 7, 2021

ADJOURNMENT - Chair Rathnaw adjourned the meeting at 7:36 p.m.

Minutes by Dorothy Petroskey
Amy Coleman, Planning Commission Secretary